

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

December 21, 2004

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, December 21, 2004, at 8:30 a.m. at Altgeld Murray Community Building, 951 E. 132nd Place, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Absent: Martin Nesbitt

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer then presented his report. Per Mr. Peterson, in a few days, families all across Chicago will celebrate the holidays – whether it's Christmas, Kwanzaa or Hannukah. It's a time for families to come together and for people of all ages to honor their faith and their communities. As a result of the Plan for Transformation, public housing families will celebrate the holidays in new apartments and new homes in neighborhoods throughout the city. Many of these families will use brand new appliances to cook their first Christmas meal in their new homes. A Christmas tree will brighten up their living rooms for the first time. It's an inspiring image – and one that should fill everybody with hope as we close out another year and start a new one here at the Chicago Housing Authority. Mr. Peterson then highlighted several important business items presented for approval at the final meeting of the year. Mr. Peterson concluded his report by wishing everybody a safe and happy holiday. According to Mr. Peterson, he is confident that the New Year will bring even more successes – both in terms of bricks and mortar – and in human terms – more families with new homes – more adults and young people with jobs – more children doing well in school and more seniors living in safety, comfort and dignity.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session. Commissioner Ivers then presented a Motion to approve Executive Session Item 1.

(Executive Session Item 1)

RESOLUTION NO. 2004-CHA-155

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 1, 2004 requesting that the Board of Commissioners approves the Personnel Actions Reports for November 2004.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Reports for November 2004.

The Motion to adopt Executive Session Item 1 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Young, Chairperson of Tenant Service Committee then presented the Tenant Service Committee report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, December 15, 2004, at 1:00 p.m. at the 626 Corporate Office. No presentations were scheduled to come before the Committee.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 through A8 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

The resolution for Item A1 approves allocation of 313 Project-Based Housing Choice vouchers to Developers of Low-Income Housing providing supportive services. Supportive Housing is a very important part of the affordable housing strategy for the City of Chicago and the CHA. As the Plan for Transformation and the City's Plan to End Homelessness progress, some families and individuals will have special needs that require more services than are available in public housing and emergency or transitional shelters. In order to assist families in maintaining housing, the City and CHA have worked to identify supportive housing opportunities. The participating individuals and families will receive on-site services or access to other services provided by the City's extensive network of social service providers centering on issues that affect lease compliance in traditional low-income or public housing programs.

RESOLUTION NO. 2004-CHA-156

WHEREAS, the Board of Commissioners has reviewed the Board letter dated November 17, 2004 entitled "Recommendation that the Chicago Housing Authority Allocate

Project-Based Housing Choice Vouchers to Developers of Low-Income Housing Providing Supportive Services” and authorize the Chief Executive Officer or his designee to take all actions and execute all documents with respect thereto.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority allocates 313 project-based housing choice vouchers to various developers of low-income housing providing supportive services and authorize the Chief Executive Officer or his designee to take all actions and execute all documents with respect thereto.

(Item A2)

According to Federal regulations, the CHA is required to maintain an Administrative Plan for Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs that outlines the rules and procedures necessary to administer the voucher program. The Administrative Plan is also used by the program administrator, CHAC, Inc., to ensure proper administration of the voucher program according to the policies set by this Board of Commissioners. Due to modifications to the administrative procedures of the Housing Choice Voucher Program, and to bring the Administrative Plan into conformance with updates and amendments to the Federal regulations, the CHA has amended the Administrative Plan. The CHA released the draft Administrative Plan for public comment from November 19 through December 20, 2004. Advertisements were placed in major newspapers encouraging all interested parties to submit written comments or e-mail via the CHA Website. Information regarding the public comment period and copies of the draft Administrative Plan was also distributed to all CHA offices. Comments received during the public comment period will be considered before finalizing the Administrative Plan. The resolution for Item A2 approves the Administrative Plan for the Housing Choice Vouchers, Project Based Vouchers and Moderate Rehabilitation Programs.

RESOLUTION NO. 2004- CHA -157

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 7, 2004 entitled “Approval of the Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners repeals and rescinds any and all previously adopted administrative plans and resolutions related to the approval of such plans.

THAT the Board of Commissioners adopts the revised Chicago Housing Authority Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated December 7, 2004 attached hereto as Exhibit A in substantially the form as attached.

THAT the Chief Executive Officer, or his designee, is hereby authorized to approve and incorporate final changes to the Administrative Plan including changes based upon HUD requirements, or resulting from the applicable notice and comment process.

THAT the revised Administrative Plan for the Housing Choice Vouchers, Project-Based Vouchers and Moderate Rehabilitation Programs dated December 7, 2004 shall be effective January 15, 2005.

(Item A3)

The Resolution for Item A3 approves a Lease Agreement for the premises located at 1877 E. 71st Street. The Housing Choice Voucher Program has over 35,000 participants in the City of Chicago with over 11,000 of those participants living in the Eastern corridor of the City of Chicago. In order to provide better service and access to Special Programs included in the Housing Choice Voucher Program, the CHA has decided to open a Housing Choice Voucher Program Satellite office on the Eastside of the City of Chicago. This office is a replacement from a temporary location located at 2543 E. 75th Street to a permanent location. The CHA’s satellite office will service families in this area by conducting workshops on Family Self Sufficiency

(FSS), Choose to Own (CTO), the Mobility Program and landlord education. This site will also be used by CHA/CHAC staff to assist clients with paperwork, respond to inquiries from both tenants and landlords and refer families to supportive services on site. There will be staff available from CHAC, Inc., the Service Connector Program which allows easy access to counselors and/or staff for assistance in various areas. This site has ample parking and easy access to public transportation to participants in the South Shore and Eastern corridor of the Chicago Area.

RESOLUTION NO. 2004 – CHA-158

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 28, 2004, entitled “Authorization to Enter into a Lease Agreement for the Premises Located at 1877 E. 71st Street, Chicago, Illinois 60649 ”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his Designee to enter into a Lease Agreement, substantially as attached, between ProperTex, Inc. and the Chicago Housing Authority (CHA) for a cumulative 1800 square feet of office space for the premises known as 1877 E. 71st Street, Chicago, Illinois 60649. The approval of this Lease Agreement will commit the CHA to a two (2) year term lease at a Total Base Rent of \$48,960 plus any proportionate share of real estate taxes and operating expenses above the Total Base Rent, and an option to extend for an additional year upon a 90 day advance written notice at a monthly rental rate of \$2,163.20.

(Item A4)

In December 2002, the Board of Commissioners authorized contracts with Reo Movers and Van Lines, Inc. and Medley’s Moving and Storage, Inc. to provide resident relocation moving services for a two (2) year base period. Each contract was for an amount of compensation not-to-exceed \$400,000.00. The CHA’s Contracting Officer authorized Amendment No. 1 to Reo Movers contract in 2003. In November 2004, the Board authorized additional funding for both Reo Movers and Storage and Medley’s Moving and Storage in an amount of \$290,063.00 each. The contracts expire on or about January 15, 2005. During the current term of these contracts, the number of families that the Housing Choice Voucher Department has been requested to relocate and the total number of moves has grown daily. The resolution for Item A4 approves the first year contract extension with Medley Movers and Reo Movers to continue relocating families without interruption due to uninhabitable units, building consolidation to ensure the safety of families, and to conduct remaining moves for Phase IV of the Plan for Transformation. Both of these contractors have either met or exceeded an acceptable level of performance.

RESOLUTION NO. 2004-CHA-159

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed **the** Board Letter dated December 15, 2004 entitled “AUTHORIZATION TO EXERCISE THE FIRST YEAR OPTION TO EXTEND THE RESIDENT RELOCATION MOVING CONTRACTS WITH MEDLEY MOVERS AND STORAGE, INC. AND REO MOVERS AND STORAGE, INC.”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorize the Chief Executive Officer or his Designee to exercise the first one (1)-year option of the contracts for resident relocation moving services with Medley’s Moving and Storage, Inc. in the amount of \$990,045.00 and Reo Movers and Van Lines, Inc., in the amount of \$990,045.00 for an aggregate amount not-to-exceed **\$1,980,090.00** for both contracts for the period of January 16, 2005 through January 15, 2006.

Due to a scrivener’s error, the Resolution for Item A4 is corrected by \$90. The correct amount is reflected as \$1,980,090.00 not \$1,980,000.00 which was approved by the Tenant Services Committee.

(Item A5)

The resolution for Item A5 approves an Intergovernmental Agreement with the Chicago Department of Public Health for Assessment, Referral and Treatment Services. As part of its

historic Plan for Transformation, the CHA plans to build approximately 6,000 units of public housing in various mixed-income communities. Many of these communities have developed Tenant Selection Plans that dictate screening requirements that residents must meet before moving into the community. Five of the mixed-income communities include drug testing as part of their requirements for move-in. Residents who fail a drug test are given a second chance to pass a drug screen, once they have successfully completed drug treatment. Given the scarcity of drug treatment slots in drug abuse treatment programs in the City of Chicago and the long wait lists associated with them, the CHA has partnered with CDPH to develop a program that will increase CHA residents' access to available slots in substance abuse treatment programs. Pursuant to a City of Chicago competitive Request for Proposals, CDPH, along with input from the CHA, has selected a vendor, Caritas Central Intake Unit (CI), to provide assessment, referral, and placement in treatment slots in drug treatment programs for approximately 150 to 200 CHA residents. CDPH will enter into a contract with CI to provide the required services, and will manage CI and pay all invoices associated with this program. When a CHA resident fails a drug screening test, he or she will be immediately referred to CI for assessment. CI, which is the largest substance abuse intake center in Chicago, will complete an assessment to determine the appropriate course of treatment for the resident. Then CI will refer the resident to a treatment program slot at one of its many partnering drug treatment agencies. If a publicly-funded slot is available, the resident will be referred to that slot. If a publicly funded treatment slot is not available, CI will use the funds allocated under this IGA to purchase a slot. In addition to assessment, referral, and treatment, CI will offer residents access to complete physical and lab work through CI's network of primary health and public health care services, including psychiatric services. While this initiative will target CHA residents undergoing screening for mixed-income communities, CI will also accept referrals from the general CHA population, who are being serviced under the CDHS Service Connector Intergovernmental Agreement. This will ensure that all residents have access to quality substance abuse services.

RESOLUTION NO. 2004-CHA-160

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated December 15, 2004 entitled "Authorization to Enter into an Intergovernmental Agreement with Chicago Department of Public Health For Assessment, Referral and Treatment Services";

THEREFORE, BE IT RESOVLED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Department of Public Health to implement a substance abuse assessment, referral and treatment program for CHA residents, with CHA's costs for the program not-to-exceed \$250,000.00 for a one-year period.

(Item A6)

In May 2004, the Board approved a contract with Eastlake Management & Development Corporation to Provide Community & Supportive Services to the Rockwell Gardens Community. The resolution for Item A6 authorizes increasing the contract amount by \$150,000.00 for a total not-to-exceed amount of \$400,000.00. The approved funding increase will support staff capacity in order to provide expertise in job development and retention services and to provide direct services in areas such as budgeting and credit counseling in order to meet the specific needs of a family returning to the new mixed income community at Rockwell. The primary focus of the CSS Agreement will be to assist CHA families that have chosen to return to the Rockwell Gardens mixed income community. In the previous phase of development for Rockwell Gardens, residents experienced significant challenges in meeting employment, credit, utility and other site specific criteria which have made it necessary to allocate additional funding to address these more focused and specialized service needs

RESOLUTION NO. 2004-CHA-161

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 15, 2004, entitled "AUTHORIZATION TO AMEND RESOLUTION NO. 04-CHA-61 INCREASING THE CONTRACT AMOUNT FOR ADDITIONAL COMMUNITY & SUPPORTIVE SERVICES WITH EASTLAKE MANAGEMENT & DEVELOPMENT CORPORATION FOR THE ROCKWELL GARDENS COMMUNITY".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the amendment to Resolution No. 04-CHA-61 increasing the contract amount for additional community and supportive services from \$250,000 to an aggregate not-to-exceed amount of \$400,000 with Eastlake Management & Development Corporation for the Rockwell Gardens community . The contract term remains for the one (1) year period.

(Item A7)

The resolution for Item A7 approves the form of lease and admissions and continued occupancy policy for Cabrini off-site replacement housing known as River Village North and South development. The lease and policy have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed income transaction. The authorization of approval of the form of lease and admissions and occupancy policy for the Cabrini off-site replacement housing known as River Village North and South development is required at this time to facilitate the closing of this development transaction. These documents have been subject to extensive negotiation among the CHA, the Developer, Cabrini LAC, and Cabrini Working Group. Notice for the public comment period will be given in accordance with applicable requirements and consideration will be given to any forthcoming comments in finalizing the documents with the Developer and Cabrini LAC.

RESOLUTION 2004-CHA-162

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2004, entitled “AUTHORIZATION FOR APPROVAL OF THE LEASE AND ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR THE CABRINI GREEN REPLACEMENT HOUSING AT THE PRIVATE OFF-SITE DEVELOPMENT KNOWN AS RIVER VILLAGE NORTH AND SOUTH AND TO AMEND THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached admissions and continued occupancy policy and form of lease in substantially the form presented to the Board for the Cabrini Green replacement housing at the private off-site development known as River Village North and South. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

(Item A8)

The resolution for Item A8 approves the form of lease and admissions and continued occupancy policy for the Park Boulevard and all future on-site and off-site phases (which is formerly known as the Stateway Gardens Development). The lease and policy have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed-finance transaction. The authorization of approval of the form of lease and admissions and occupancy policy for the Park Boulevard is required at this time to facilitate the closing of this development transaction. These documents have been subject to extensive negotiation among the CHA, the Developer, Stateway LAC, and Stateway Working Group. Notice for the public comment period will be given in accordance with applicable requirements and consideration will be given to any forthcoming comments in finalizing the documents with the Developer and Stateway LAC.

RESOLUTION NO. 2004-CHA-163

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 19, 2004, entitled “AUTHORIZATION FOR APPROVAL OF THE LEASE AND ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR THE PARK BOULEVARD (INCLUDING ALL FUTURE PHASES) AND TO AMEND

THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached admissions and continued occupancy policy and form of lease in substantially the form presented to the Board for the Park Boulevard (including all future phases). The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Motion to adopt resolutions for Items A1 through A8 was seconded by Commissioner Harris and the voting was as follows:

- Ayes:
- Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted.

Commissioner Gates, Chairperson of the Operations & Facilities Committee, then presented the Operations & Facilities Committee Report. Per Commissioner Gates, the Operations and Facilities Committee Meeting was held on Wednesday, December 15, 2004 at approximately 1:45 p.m. at the 626 corporate offices.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B4, discussed, voted and recommended for Board approval by the Operations Committee.

(Item B1

The Chicago Housing Authority is in the process of having the rehabilitation of its Wentworth Housing Development done pursuant to the Plan for Transformation. The supply and delivery of appliance for the rehabilitation project was identified as a possible opportunity for an alternative procurement process under the HUD. In August 2004, the CHA published an Invitation for Bid to solicit, from only certified Resident-Owned Businesses (“ROBs”), the supply and delivery of appliances to the general contractor of the Wentworth rehabilitation project. Of the two firms who submitted bids, it was determined that they both met the criteria of being responsive. Both companies were contacted for an oral discussion of their financial status, proposed delivery methods, and previous contracts performed in the area of appliance distribution. Accordingly, the resolution for Item B1 approves award of contract to F.I.O.C. and P.R.S. Inc.

RESOLUTION NO. 2004-CHA -164

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 15, 2004 entitled “AUTHORIZATION TO EXECUTE CONTRACTS WITH F.I.O.C. and P.R.S., Inc. FIRMS FOR THE SUPPLY AND DELIVERY OF APPLIANCES DURING THE GENERAL REHABILITATION OF UNITS IN THE WENTWORTH HOUSING DEVELOPMENT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts to two (2) firms: F.I.O.C in the amount of \$67,518 and P.R.S. in the amount of \$80,388 for supply and delivery of a combined total of 136 appliance sets subject to the Contractor’s compliance the CHA’s insurance requirements. The contracts shall take effect on the dates of the individual Notices to Proceed, and shall continue until the appliance supply requirements are completed.

(Item B2)

In August 2004, the CHA advertised Invitation for Bid for general renovation of Senior Housing Gen II B at Judge Green Apartments, 4030 S. Lake Park Ave. (IL2-055), Princeton Center Apartments, 4250 S. Princeton Ave. (IL2-032), Lincoln Perry Apartments, 3245 S. Prairie Ave. (IL2-063), and Lincoln Perry Annex, 243 E. 32nd St. (IL2-102d). The IFB was advertised in area newspapers and the CHA also mailed flyers to fifty seven firms, including eighteen MBE/WBE/DBE firms. Of the six bids opened, it was determined that Burling Builders was the lowest responsive and responsible bidder. Accordingly, the resolution for Item B2 approves award of contract to Burling Builders. The scope of work covers the general renovation of specified interiors including, but not limited to, asbestos removal, patching, repair, replacement and/or new walls, ceilings, floors, base board, caulking, painting, finishes, doors, door frames, selected apartment units, casework, electrical, and signage in the Common areas. The general renovation of specified exterior and site improvements including, but not limited to, waterproofing of masonry walls, coating of concrete walls, plastering of soffit areas, painting, finishes, caulking, security screens, electrical work, security, entry control system, and site and landscaping improvements.

RESOLUTION NO. 2004-CHA -165

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 9, 2004 entitled “Authorization to execute a contract with Burling Builders for the General Renovation of Senior Housing Gen IIB”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract in the amount of \$5,624,523.00 with Burling Builders for general renovation of Senior Housing Gen II B at Judge Green Apartments, 4030 S. Lake Park Ave. (IL2-055), Princeton Center Apartments, 4250 S. Princeton Ave. (IL2-032), Lincoln Perry Apartments, 3245 S. Prairie Ave. (IL2-063), and Lincoln Perry Annex, 243 E. 32nd St. (IL2-102d). The contract term will commence on the dates specified in the individual Notices to Proceed. Work shall be completed at each location as shown in the following table:

	Site Improvements/ Landscaping	Building Common Areas	Underground Storage Tank Removal
Judge Green Apts	6 months from NTP	5 months from NTP	6 months from NTP
Princeton Center Apts Lincoln Perry Apts Lincoln Perry Annex	6 months from NTP	5 months from NTP	

(Item B3)

The CHA advertised Invitation for Bid on May 19, 2004 for modernization of the Family Housing at Wentworth Gardens (IL2-008), 3770 S. Wentworth Avenue. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender and El Dia. The CHA also mailed flyers on May 19, 2004 to 24 firms, including 10 M/W/DBE firms. The CHA received and opened five bids. The Board has previously conditionally authorized contract award to the apparent low bidder for this solicitation. The apparent low bidder’s failure to satisfy the conditions of the authorization caused staff to recommend that the Board authorize contract award to the second apparent low bidder at its bid price of \$18,150,773.00; however, the second apparent low bidder

notified the CHA it could not honor its previously stated bid price. Re-bidding this project would result in substantial delays in the renovation of this development, resulting in delayed unit completion under the Plan for Transformation, with no assurance of any savings in cost to the CHA. The Department of Procurement and Contracts contacted FHP Tectonics as the third lowest bidder, and FHP Tectonics has agreed to hold their original price and has agreed to mobilize within 30-60 days. Accordingly, the resolution for Item B3 approves award of contract to FHP Tectonics. FHP Tectonics, as the General Contractor, will perform general modernization of apartment units and common areas, façade repairs, and building site improvements at Wentworth Gardens.

RESOLUTION NO. 2004-CHA-166

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 9, 2004 entitled “Authorization to execute a contract with FHP Tectonics General Contractors for the Family Housing Modernization at Wentworth Gardens (IL2-008)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with FHP Tectonics General Contractors in the amount of \$18,286,000.00 for the Family Housing modernization at Wentworth Gardens (IL2-008), 3770 S. Wentworth Avenue. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B4)

The resolution for Item B4 approves an Intergovernmental Agreement for Land Transfer with the City of Chicago. The City of Chicago intends to issue a Request for Proposals (RFP) for the mixed-income redevelopment of the Franklin Boulevard Parcel and approximately eight additional City-owned parcels. Under the RFP, it is anticipated that thirty-six of the mixed-income units will be public housing. The CHA will transfer the parcel needed for this RFP to the City in exchange for City-owned parcels of approximately the equivalent square footage needed to implement the CHA’s HOPE VI Redevelopment Plan for the Rockwell redevelopment. The CHA parcel to be conveyed to the City’s Department of Planning and Development is located at 443 N. Albany/3045 W. Franklin/442 N. Whipple. The parcel is approximately 35,980 square feet. On June 22, 2004, the land was appraised at \$250,000 as vacant; however, there are three buildings containing a total of thirty-six units on the site and the appraiser stated that the costs of demolition may exceed the value of the site as if vacant. The three, twelve-unit buildings on the site have been vacant since approximately 1997. Either the City or the successful respondent to the City’s RFP will be responsible for the demolition of these buildings. The CHA’s and the City’s parcels to be transferred are to be of a similar size. An environmental review is underway for the City’s land to insure that no significant conditions have been identified. In addition, the environmental review is underway for CHA’s land and to date, no significant conditions have been identified. The transfer of land to the City is expected to be completed in early 2005, pursuant to HUD and City Council approval, and the City will transfer the parcels to either the Chicago Housing Authority or its designee as the parcels are ready for development.

RESOLUTION NO. 2004-CHA-167

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 13, 2004, entitled “Authorization to Enter into an Intergovernmental Agreement for Land Transfer with the City of Chicago for City-Owned Parcels in the Rockwell community in exchange for a CHA-owned parcel on Franklin Boulevard”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: (1) negotiate and execute an Intergovernmental Agreement with the City of Chicago to convey one CHA-owned parcel on Franklin Boulevard (443 N. Albany/3045 W. Franklin/442 N. Whipple) in exchange for the conveyance of City-owned parcels of approximately the equivalent square footage in the Rockwell community to the Chicago Housing Authority or its designee; 2) submit the necessary disposition and acquisition applications to the U. S. Department of

Housing and Urban Development to implement this land transfer; and 3) execute such other documents as may be required to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 through B4 was seconded by Commissioner Ponce and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

In the absence of Commissioner Nesbitt, Chairperson of the Finance and Audit Committee, Commissioner Healey then presented the Finance and Audit Committee Report. Per Commissioner Healey, the Operations and Facilities Committee Meeting was held on Wednesday, December 15, 2004 at approximately 2:30 p.m. at the 626 corporate offices.

Commissioner Healey then introduced an Omnibus Motion for adoption of resolutions for Items C1 and C2, discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item C1)

Since 1998, the CHA’s Board of Commissioners has approved CMHDC’s full-time employee’s participation in the CHA’s medical/dental/disability, Employee Assistance Program, deferred compensation and retirement plans upon the condition that CMHDC make all appropriate payments to the CHA for the costs of said benefits. The 1998 Resolution adopted by the Board of Commissioners required annual approval by the Board for the continued participation of CMHDC’s full time employees in the CHA’s employee benefit programs. CMHDC has been responsible during these years for making payments to the CHA for the employee benefit plans made available to its full-time employees. The resolution for Item C1 approves extension of CMHDC’s full time employees’ participation in CHA’s employee benefit plans for 2005, provided that CMHDC makes the requisite payments for the costs of the benefit plans to the CHA on a timely basis.

RESOLUTION NO. 2004-CHA-168

WHEREAS, the Board of Commissioners has reviewed the Board Letter date December 15, 2004 entitled “Request for Approval of Extension of Employee Benefits for Chicago Metropolitan Housing Development Corporation (“CMHDC”)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AURHOTITY

THAT, the Board of Commissioners authorizes the Chicago Metropolitan Housing Development Corporation’s (“CMHDC”) fulltime employees to continue participation in all of the CHA’s benefit plans made available to the CHA’s employees for 2005, provided CMHDC make all requisite payments to the CHA on timely basis.

(Item C2)

In August 2004 the CHA advertised a Request for Proposal (RFP) to competitively solicit qualified firms and/or individuals who could furnish security services to the CHA. Four proposals were received and opened by Procurement and Contracts. An evaluation committee,

chosen from the staff of the Facilities Management Department and Operations and Asset Management, reviewed and scored each proposal based upon criteria set forth in the RFP. Two respondents were determined to be in the competitive range and were asked to participate in discussions and to submit Best and Final Offers. After verifying the proposed costs with the two Respondents, it was determined that one of the Respondents only proposed costs for one year rather than two. Therefore, based on the established evaluation scoring criteria and Best and Final fee proposals, the CHA's evaluation committee selected Digby's Detective & Security Agency, Inc. because it provided the CHA with the best overall proposal and cost. Accordingly, the resolution for Item C2 award contract to Digby Detective Security Agency for security services to the CHA.

RESOLUTION NO. 2004-CHA-169

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2004 entitled "Authorization to enter into a Contract with Digby's Detective & Security Agency, Inc. for Security Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a firm fixed contract with Digby's Detective & Security Agency, Inc. for security services for an amount not-to-exceed \$2,271,778.00 for a two-year base term with an option to extend said contract for one (1) additional year.

The Omnibus Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Carlos Ponce Sandra Young Mary Wiggins
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records